



**EXHIBIT A**

**LEGAL DESCRIPTION for SHOPS at FEATHERGRASS**

A TRACT OF LAND IN THE NORTHEAST QUARTER SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE S89°53'50"W, 155.76 FEET ALONG THE NORTH LINE OF SAID SECTION 5 (BASIS OF BEARING); THENCE S 00°06'10" E, 60.00 FEET TO A POINT ON THE SOUTHERLINE LINE OF CONSTITUTION AVENUE / PETERSON ROAD RIGHT OF WAY AS RECORDED IN PLAT BOOK V-3, PAGE 169 OF THE RECORDS OF EL PASO COUNTY, COLORADO AND THE **POINT OF BEGINNING**;

THE FOLLOWING THREE (3) COURSES ARE ALONG THE WESTERLY LINE OF PARCEL 04 RIGHT-OF-WAY (MARKSHEFFEL ROAD) AS RECORDED IN RECEPTION NO. 210054574 OF SAID RECORDS OF EL PASO COUNTY, COLORADO:

THENCE S 50°49'22" E, 46.44 FEET;

THENCE S 28°34'43" E, 62.27 FEET;

THENCE S 00°20'42" W, 350.98 FEET;

THENCE S 89°53'50" W, 573.25 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN RECEPTION NO. 206174957 OF THE RECORDS OF SAID EL PASO COUNTY, COLORADO;

THENCE CONTINUE S 89°53'50" W, 660.28 FEET ALONG THE NORTH LINE OF SAID PARCEL TO A POINT ON THE EAST LINE OF JESSICA HEIGHTS FILING NO. 1 AS RECORDED AT RECEPTION NO. 206712249 OF THE RECORDS OF SAID EL PASO COUNTY;

THENCE N 00°17'12" E, 70.97 FEET ALONG THE EAST LINE OF SAID JESSICA HEIGHTS FILING NO. 1 TO THE NORTHEAST CORNER THEREOF;

THENCE N 89°39'18" W, 632.60 FEET ALONG THE NORTH LINE OF SAID JESSICA HEIGHTS FILING NO. 1 TO A POINT ON THE EAST LINE OF HANNAH RIDGE DRIVE AS RECORDED IN SAID RECEPTION NO. 206712249;

THENCE N 00°20'42" E, 363.29 FEET ALONG THE EAST LINE OF SAID HANNAH RIDGE DRIVE TO A POINT ON THE SOUTHERLY LINE OF SAID CONSTITUTION AVENUE / PETERSON ROAD RIGHT OF WAY;

THE FOLLOWING TWO (2) COURSES ARE ALONG THE SOUTH LINE OF SAID CONSTITUTION AVENUE / PETERSON ROAD RIGHT OF WAY:

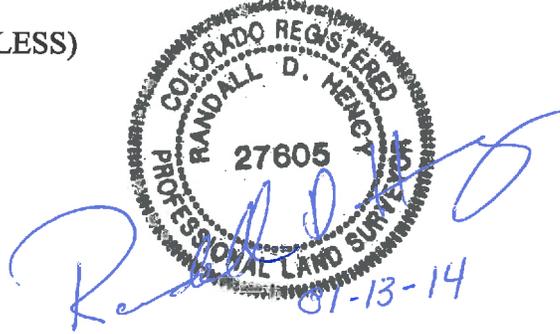
THENCE 108.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1430.99 FEET, A CENTRAL ANGLE OF 04°19'58", WHOSE LONG CHORD BEARS S 87°56'11" E, 108.19 FEET;

THENCE N 89°53'50" E, 1691.79 FEET TO THE POINT OF BEGINNING.

AREA = 17.526 ACRES (MORE OR LESS)

Prepared By:  
M.V.E., Inc.  
1903 Lelaray Street, Suite 200  
Colorado Springs, CO 80909  
August 5th, 2013

60989LegalDescription.odt



AKER'S ACRES SUB  
NO. 1

UNPLATTED

NE COR SEC 5,  
T14S, R65W, 6TH PM

L=108.22'  
R=1430.99  
 $\Delta=4^{\circ}19'58''$   
CB= $S87^{\circ}56'11''E$   
DIST=108.19'

AKER'S DRIVE

$S 89^{\circ}53'50'' W$   
155.76'  
 $S 00^{\circ}06'10'' E$   
60.00'

CONSTITUTION AVE.  $N 89^{\circ}53'50'' E$   
1691.79'

P.O.B.

$S 50^{\circ}49'22'' E$   
46.44'  
 $S 28^{\circ}34'43'' E$   
62.27'

SHOPS AT  
FEATHERGRASS

HANNAH RIDGE DR  
 $N 00^{\circ}20'42'' E$   
363.29'

$N 89^{\circ}39'18'' W$   
632.60'  
 $N 00^{\circ}17'12'' E$   
70.97'

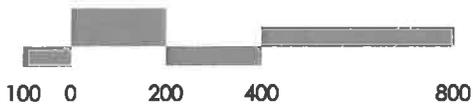
JESSICA HEIGHTS  
FILING NO. 1

$S 89^{\circ}53'50'' W$   
660.28'

$S 89^{\circ}53'50'' W$   
573.25'

MARKSHEFFEL BLVD.  
 $S 00^{\circ}20'42'' W$   
350.98'

CLAREMONT  
RANCH  
FILING NO. 8



1" = 400' 1:4,800



**MONUMENT VALLEY  
ENGINEERS INC.**



ENGINEERS \* SURVEYORS  
1903 LELARAY STREET  
COLORADO SPRINGS, COLORADO 80909  
PHONE (719) 635-5736

XREFS

PROJECT:

**AVIGATION EASEMENT**

TITLE:

**EXHIBIT B**

PROJ. NO.  
60989

DATE:  
12/26/2013

DRAWING NO.  
EXHIBIT-B

SHEET  
1 OF 1